

MIDWEST LAND GROUP PRESENTS

80 ACRES IN

OSAGE COUNTY KANSAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RECREATIONAL FARM WITH DUCK MARSH & NEW BARNDOMINIUM

Located in the rolling hills of Osage County, Kansas, this exceptional 80 +/- acre property offers a rare combination of high-quality hunting habitat, income-producing acreage, and a newly constructed barndominium designed for comfortable country living. Tucked away in a peaceful rural setting, the property features a well-balanced mix of approximately 24 +/- acres of tillable ground, native grasses, timbered creek ditches, stocked ponds, and established wildlife habitat that supports outstanding deer, turkey, waterfowl, and quail hunting opportunities.

A professionally designed 7 +/- acre waterfowl marsh serves as a major highlight of the farm, offering excellent duck hunting potential and adding significant recreational value. The property also features two stocked ponds, each over one acre in size, providing additional fishing opportunities right out your back door. For even more outdoor recreation, the property is located just 3 miles from Melvern Lake and the Melvern Wildlife Management Area, offering convenient access to boating, fishing, public hunting, and thousands of acres of additional recreational ground.

The diverse terrain provides ideal locations for food plots, stand setups, and wildlife travel corridors throughout the property. Whether you are looking for a full-time residence, weekend hunting retreat, or

investment property with recreational upside, this farm checks a lot of boxes.

The newly constructed 40'x80' barndominium offers approximately 2,400 finished square feet along with an additional 20'x40' attached garage/shop space, providing ample room for equipment, vehicles, hunting gear, or recreational storage. A 40-foot storage container also remains with the property, offering even more secure storage for tools, ATVs, decoys, mowers, or other outdoor equipment.

Inside, the home features a clean modern-rustic finish with an open floor plan, soaring wood ceilings, polished concrete floors, and a spacious loft overlooking the main living area. Upstairs, two additional non-conforming bedrooms offer flexible space for family, guests, or a hunting camp setup. New carpet was just installed upstairs, adding a fresh, finished feel to the loft and upper living space. Quality finishes throughout, as well as walk-in showers, a radiant floor heat system, central heating and air, and a functional layout well-suited for families, entertaining guests, or housing a hunting camp. Buyers will also appreciate the opportunity to add their own finishing touches, as portions of the kitchen cabinetry remain unfinished, allowing the next owner to customize the space to their own style and preferences. The seller has already obtained a cabinetry quote and

has a contractor lined up to complete the install, and is open to offering financial concessions toward this work — making it easy for the next owner to finish the kitchen to their taste.

The home includes a 2,800-gallon cistern, filled via a water catchment system, along with a water purification

system, septic system, propane heat, and rural electric service through 4 Rivers Electric.

Properties offering this combination of new construction, stocked ponds, waterfowl habitat, income-producing acreage, and strong hunting opportunities are increasingly difficult to find in east-central Kansas.

PROPERTY FEATURES

COUNTY: **OSAGE** | STATE: **KANSAS** | ACRES: **80**

- 80 +/- acres in Osage County, Kansas
- Newly constructed barndominium residence
- 7 +/- acre waterfowl marsh/wetland
- 24 +/- acres of tillable income-producing ground
- Excellent deer, turkey, quail, and waterfowl hunting
- Timbered creek ditches and native grass habitat
- Great potential food plot locations
- Open-concept interior with a loft overlooking the main living area
- Wood ceilings and polished concrete floors
- Radiant floor heat system
- Central heat and air
- 2,800-gallon cistern with water purification system
- Septic system
- Rural electric service through 4 Rivers Electric
- Peaceful rural setting with excellent recreational appeal
- 40 miles from Topeka, KS
- 1.5 hours from Kansas City



NEWLY CONSTRUCTED BARNDOMINIUM

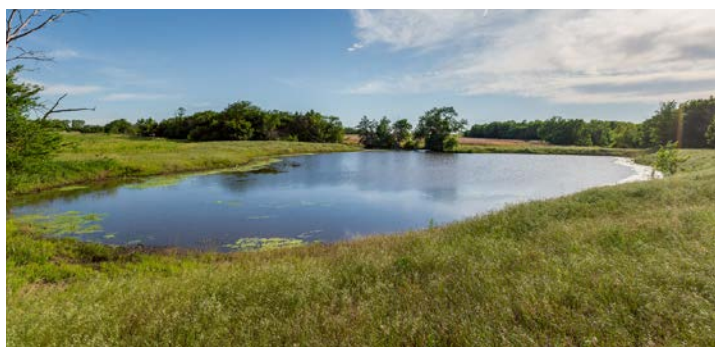
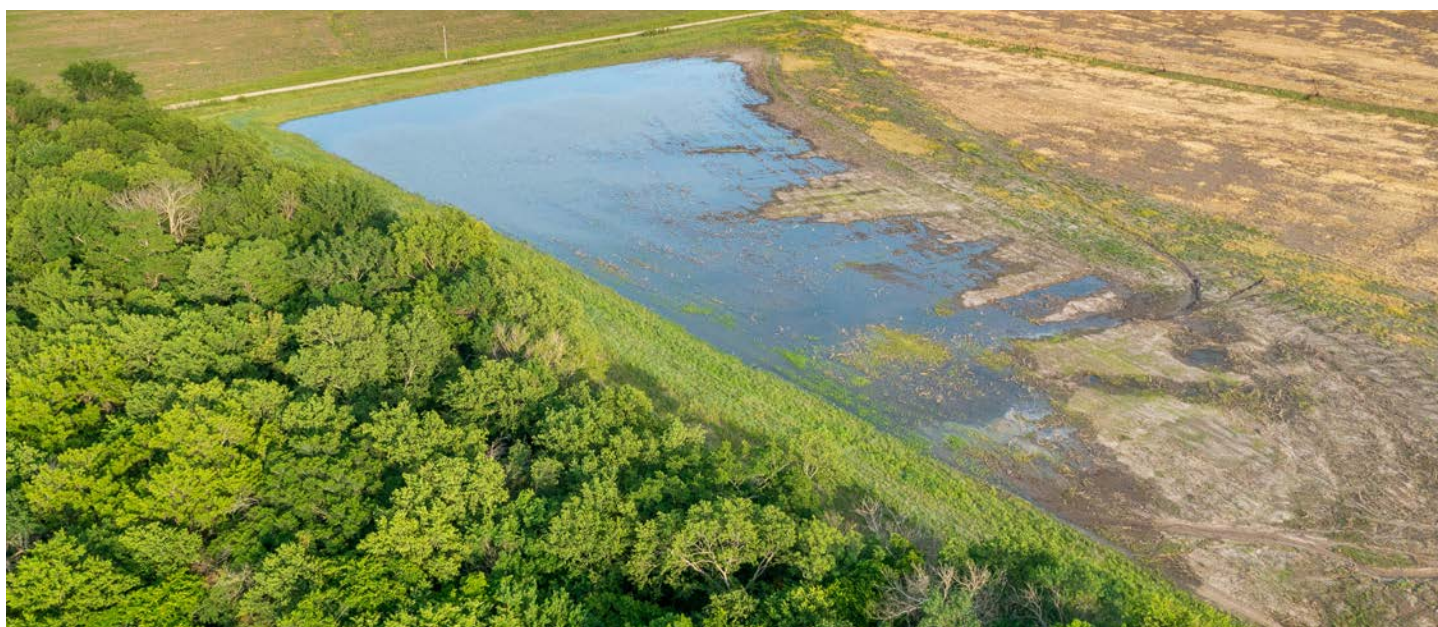
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TIMBERED CREEK DITCHES



7 +/- ACRE WATERFOWL MARSH/WETLAND



HUNTING OPPORTUNITIES



TILLABLE INCOME -PRODUCING GROUND



AERIAL MAP



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Boundary Center: 38° 33' 58.99, -95° 51' 43.5

0ft 823ft 1645ft



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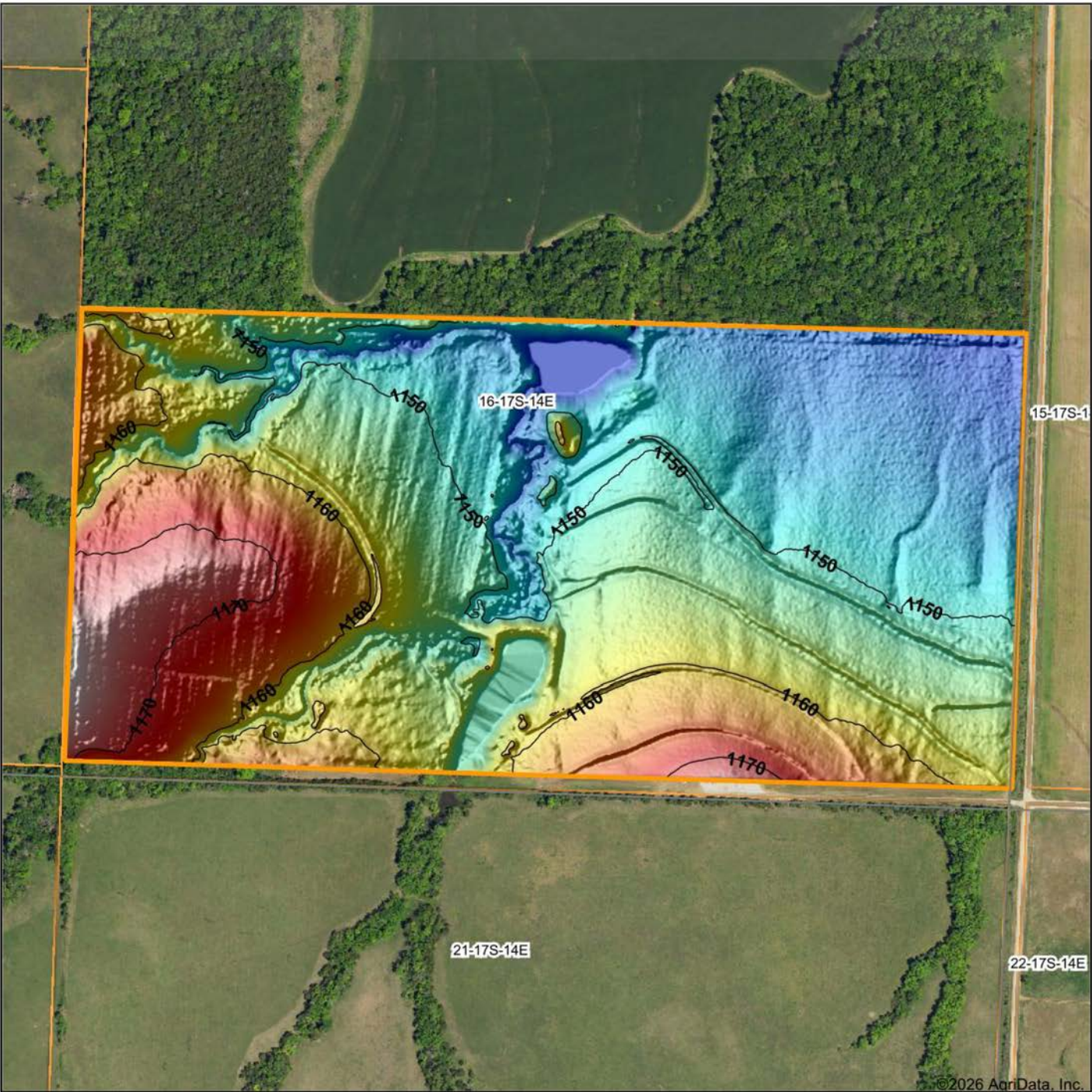
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16-17S-14E
Osage County
Kansas



5/4/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

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CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,138.8
Max: 1,178.2
Range: 39.4
Average: 1,155.0
Standard Deviation: 8.5 ft

0ft 440ft 880ft

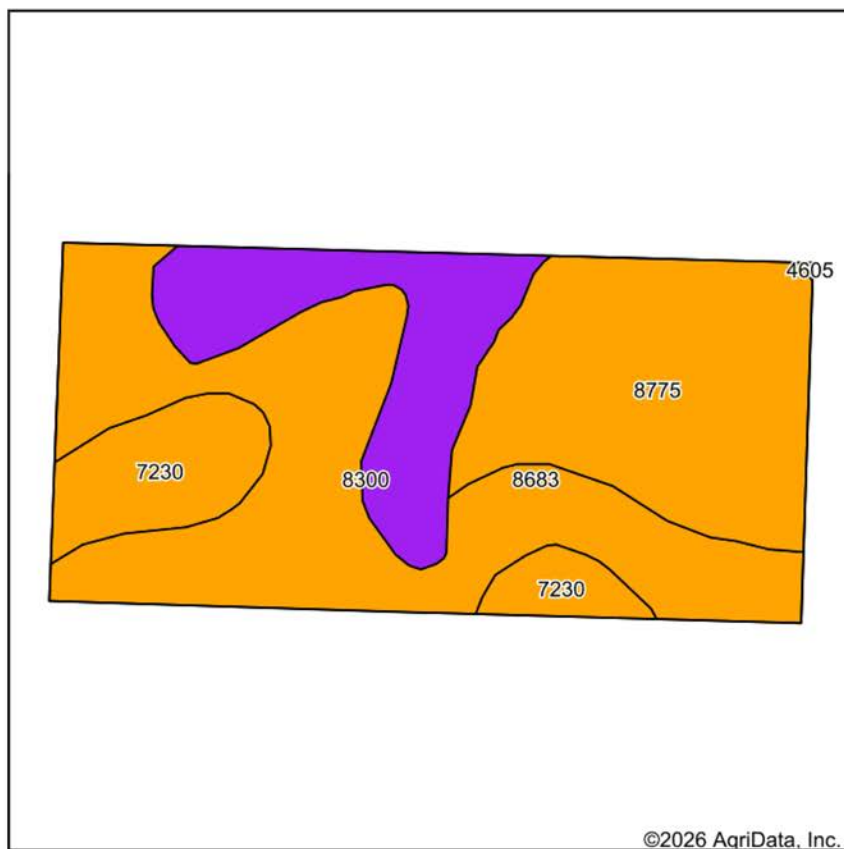


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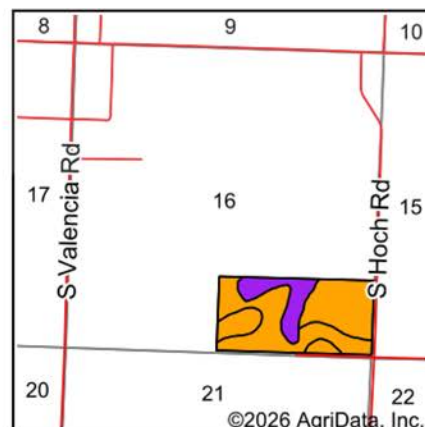
16-17S-14E
Osage County
Kansas

Boundary Center: 38° 33' 58.99, -95° 51' 43.5

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Kansas**
 County: **Osage**
 Location: **16-17S-14E**
 Township: **Barclay**
 Acres: **79.01**
 Date: **5/4/2026**



Maps Provided By:



Area Symbol: KS139, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
8683	Dennis silt loam, 3 to 7 percent slopes	32.66	41.3%		> 6.5ft.	Ille	5048	76	76	65
8775	Kenoma silt loam, 1 to 3 percent slopes	23.30	29.5%		5.7ft. (Lithic bedrock)	Ille	3888	59	56	59
8300	Verdigris silt loam, channeled, 0 to 2 percent slopes, frequently flooded	13.64	17.3%		> 6.5ft.	Vw	7668	48	48	39
7230	Elmont loam, 3 to 7 percent slopes	9.41	11.9%		4.3ft. (Paralithic bedrock)	Ille	5320	83	83	65
Weighted Average						3.35	5190.6	*n 67	*n 66.1	*n 58.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

WETLANDS MAP



State: **Kansas**
Location: **16-17S-14E**
County: **Osage**
Township: **Barclay**
Date: **5/4/2026**



Maps Provided By:



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0ft 684ft 1368ft

Classification Code	Type	Acres
PFOA	Freshwater Forested/Shrub Wetland	1.68
R4SBC	Riverine	1.21
PABFh	Freshwater Pond	0.54
Total Acres		3.43

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

OVERVIEW MAP



AGENT CONTACT

Based around Kansas City, where he was born and raised, Nick combines his deep-rooted connection to the region with a lifelong passion for the outdoors to help clients navigate the land-buying and selling process. With a degree in International Business from the University of Arkansas, Nick brings a strategic and disciplined approach to land sales. His background includes working with agribusinesses across Kansas and Missouri, giving him valuable insights into the region's rural landscape.

Nick's appreciation for land began at a young age, spending time on his family's hunting property in Eastern Kansas. At just 10 years old, Nick harvested his first deer on that property, an experience that sparked a lifelong passion for hunting and land stewardship. By age 12, he took his first deer with a bow with his dad by his side in the tree. This moment was what solidified his love for the outdoors, eventually inspiring him to learn and experiment with habitat management, food plot strategies, and beyond. Those early experiences shaped his understanding of land management, the importance of conservation, and the value of land as an investment. Over the years, Nick has developed skills in deer herd management, NRCS project coordination and implementation, and working with farmers on sharecrop and cash rent agreements.

Nick's clients benefit from his hands-on land management expertise, empathetic approach, and commitment to keeping their goals at the forefront of every transaction. Whether you're looking to sell your farm or find your dream property, Nick is dedicated to delivering results with passion and professionalism.



NICK BENGE

LAND AGENT

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